



Historical Resources Board Meeting

ITEM 1: 4804 BIONA DRIVE

Continued from May 28, 2026



City Planning Department

July 23, 2026

Overview



Location

- 4804 Biona Drive

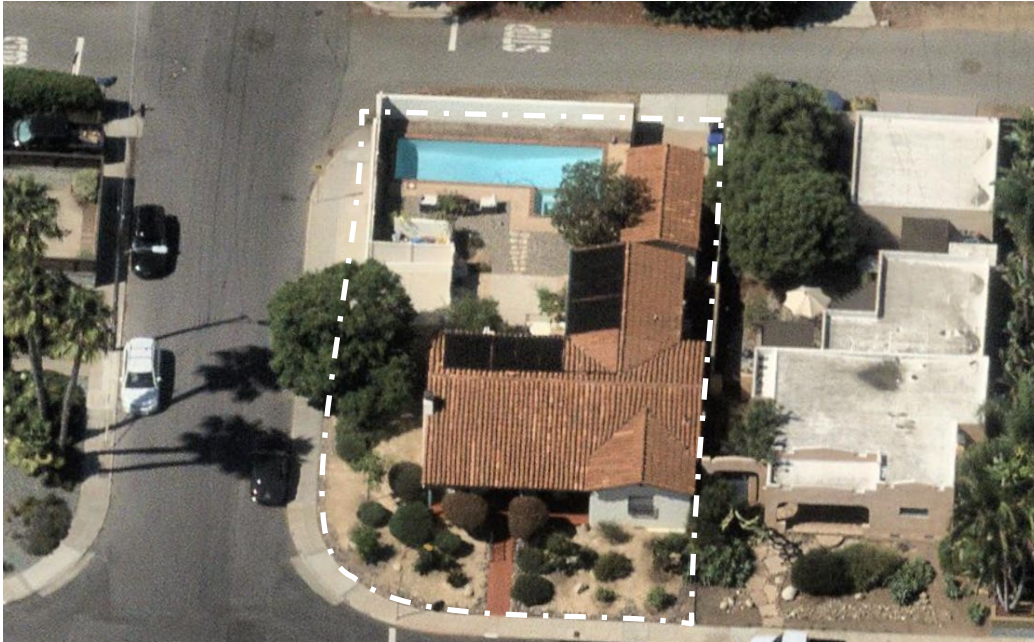
Historical Report

- BFSA Environmental Services
- Report Findings
 - **Designate under HRB Criterion C:**
Exemplifies the Spanish Colonial Revival Style.
 - **Designate under HRB Criterion D:**
Notable work of Louise M. Severin.

Staff Recommendation

- Do not designate under any HRB Criteria.

Physical Setting



Address:
4804 Biona Drive

APN:
465-261-1300

Community Planning Area:
Kensington Talmadge

Neighborhood:
Kensington

Setting:
Residential

Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
1933
- **Architect:**
Unknown
- **Builder:**
Louise M. Severin



Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
1933
- **Architect:**
Unknown
- **Builder:**
Louise M. Severin



Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
1933
- **Architect:**
Unknown
- **Builder:**
Louise M. Severin



Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
1933
- **Architect:**
Unknown
- **Builder:**
Louise M. Severin



Character Defining Features

- Asymmetrical façade
- Low pitched roof
- Clay tile roof
- Decorative corbels
- Covered patio
- Stucco cladding
- Stucco chimney
- Wood windows/doors



Alterations

- 1980-2004 front door glazing replacement
- 1998 kitchen remodel opening alterations and infill
- 2005 rear addition, garage demo, new garage, pool
- 2005 courtyard wall alterations + roof bird blocker addition
- 2005-2018 north side elevation window enlargement
- c. 2018 front railing addition



Alterations

- 1980-2004 front door glazing replacement
- 1998 kitchen remodel opening alterations and infill
- 2005 rear addition, garage demo, new garage, pool
- 2005 courtyard wall alterations + roof bird blocker addition
- 2005-2018 north side elevation window enlargement
- c. 2018 front railing addition



Designation Criterion

Nominated Designation Criteria

The property at 4804 Biona Drive is nominated as a resource that embodies the distinctive characteristics of Spanish Colonial Revival Style.

- Represents limited expression of Spanish Colonial Revival.
- Alterations more impactful to a limited expression of a style.

Designation Criterion

Integrity Analysis

The property at 4804 Biona Drive does not retain integrity under HRB Criterion C.

- Design, materials, workmanship most important
- Alterations more impactful to a limited expression of a style.

Designation Criterion

Staff Recommendation

Staff does not recommend designation of the property at 4804 Biona Drive under HRB Criterion C.

- A limited embodiment of Spanish Colonial Revival.

Designation Criterion

Nominated Designation Criteria

The property at 4804 Biona Drive is nominated as a resource that representative of notable work of Louise M. Severin, Master Builder.

- Nominated as a notable work.

Designation Criterion

Integrity Analysis

The property at 4804 Biona Drive does retain integrity under HRB Criterion D.

- Design, materials, workmanship most important.
- Alterations impactful to a limited expression.

Designation Criterion

Staff Recommendation

Staff does not recommend designation of the property at 4804 Biona Drive under HRB Criterion D.

- Compared to other designated properties, it is simple in design and does not represent a notable work of a Master.
- A limited embodiment of Spanish Colonial Revival style.
- Lacks integrity.

Staff Recommendation

Staff recommends that the HRB do not designate the property located at 4804 Biona Drive under any HRB Criteria.

- The property does not embody the distinctive characteristics of the Spanish Colonial Revival style.
- The property is not representative of a notable work of Master Builder Louise M. Severin.

